

# FOR SALE / FOR LEASE

Freestanding Building - Owner Operator & Investment Opportunity

817 Rosser Avenue, Brandon, Manitoba



**DOMINANT  
SIGNAGE**



**GREAT  
ACCESS**



**ON SITE  
PARKING**



**235,500+  
TRADE AREA**

# FOR SALE / FOR LEASE

817 Rosser Avenue, Brandon, Manitoba

## SITE ASSESSMENT



204.474.2000

**Shindico**

# FOR SALE / FOR LEASE

817 Rosser Avenue, Brandon, Manitoba

## PROPERTY SUMMARY

Building	3,600 SF
Land Area	7,500 SF
Assessed Value	\$449,700
Asking Price	\$559,000
Space Available for Lease	1,173 SF
Lease Rate	\$8/SF
CAM*	\$4.05/SF
Property Taxes (2023)	\$3.72/SF
Management Fee	5% on base rent
Frontage	60' on Rosser Avenue
Taxes (2022)	\$11,358.58
Zoning	C2 - Commercial District
Parking	12 stalls

\* Includes snow, garbage ,bldg ins, water

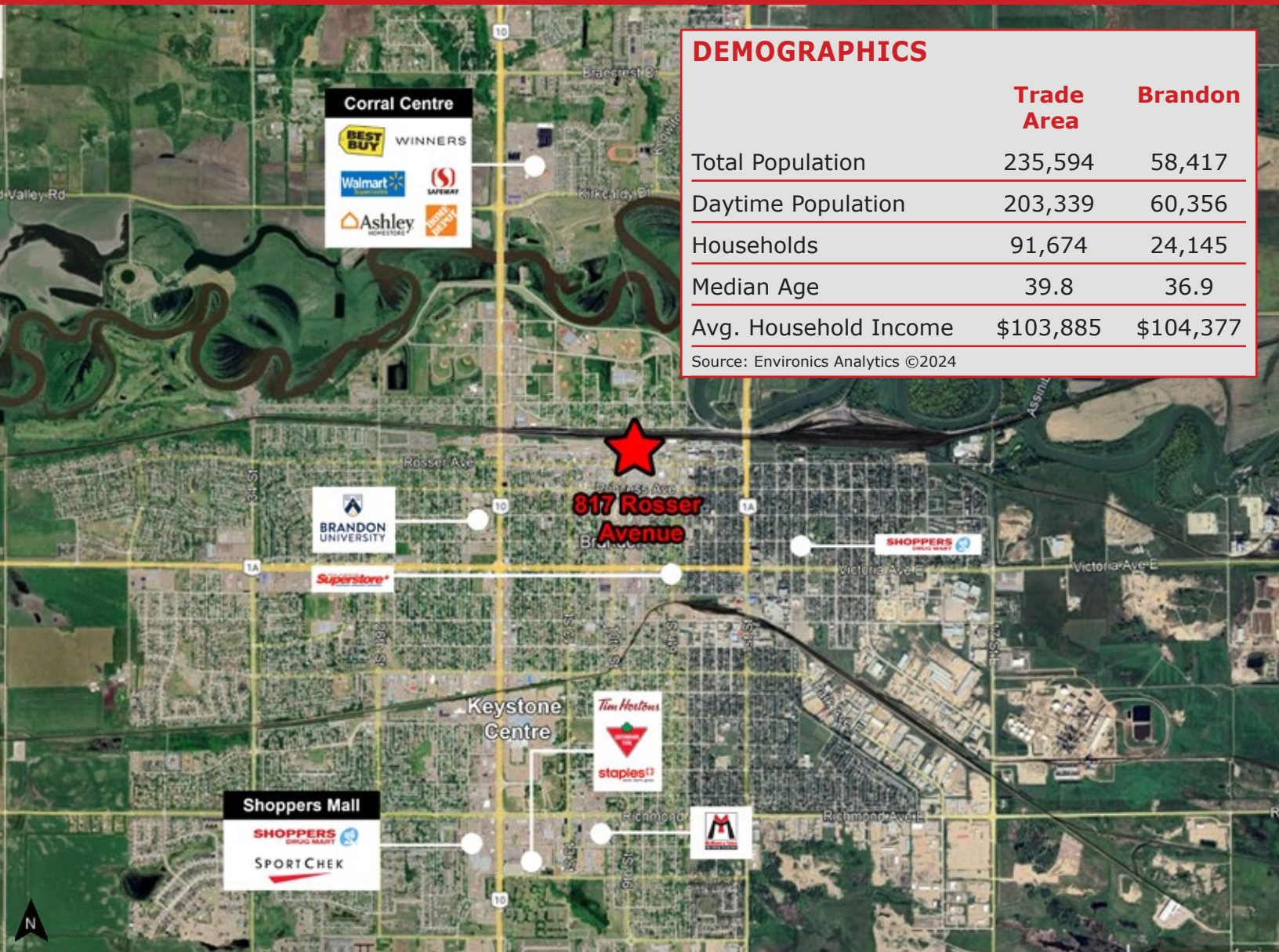
## FEATURES

- Prominent downtown retail/office space.
- Currently subdivided into two (2) units. Can be subdivided further for a third unit.
- Immediate vacant possession:
- Brewers Direct space available Feb 1.
- Street parking in front and on-site parking in rear.
- Quality location adjacent to CIBC and prominent downtown retail mall.
- Opportunity for dominant signage on fascia and existing pylon.
- Separate entrance and signage at rear.
- Professionally managed.



# FOR SALE / FOR LEASE

817 Rosser Avenue, Brandon, Manitoba



## DEMOGRAPHICS

	Trade Area	Brandon
Total Population	235,594	58,417
Daytime Population	203,339	60,356
Households	91,674	24,145
Median Age	39.8	36.9
Avg. Household Income	\$103,885	\$104,377

Source: Environics Analytics ©2024

FOR MORE INFORMATION, PLEASE CONTACT:

**Robert Scaletta** | (204) 223-9777 | [rscaletta@shindico.com](mailto:rscaletta@shindico.com)  
**Mark Scaletta** | (204) 510-3754 | [mscaletta@shindico.com](mailto:mscaletta@shindico.com)  
**Zach Munn** | (204) 761-5976 | [zachmunn@royalpage.ca](mailto:zachmunn@royalpage.ca)  
**Brad Munn** | (204) 761-5400 | [bradmunn@royalpage.ca](mailto:bradmunn@royalpage.ca)

**Shindico Realty Inc.**  
200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)



# Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies.031325